

# NOXON CONVEYANCE DISCLOSURES

## GENERAL:

- All Deeds will be Quitclaim
- Land was withdrawn from United States of America Public Domain for Forest Reserves on March 2, 1907
- Forest Service Ranger Station until mid 1970s
- Subdivision Plat is Rangers' Roost, Sanders County, Montana
- All sites, except Parcel D {see specific Parcel for information}, shall install personal septic tank and drainfields to meet State and County health sanitation requirements. All Parcels, except E, have a designated and replacement site drainfield
- Utility easements on most properties adjacent to County Roads
- Access to all Parcels by dedicated County Roads
- All buildings and land sold as is
- Protective Covenants
- Power services provided by Northern Lights, Inc
- Telephone services provided by Blackfoot Telephone Cooperative

## PARCEL A:

- **No water frontage on this Parcel.** Federal Government retains land title within Federal Energy Regulatory Commission project boundary. [variable width strip along reservoir]
- Northern side of Parcel next to reservoir was the main Northern Pacific Railroad line until abandoned in 1953
- Domestic water for Parcel may be obtained by applying to Noxon Water District
- Access is from County Road
- Fiberoptic telephone line buried running along the southern side of the abandoned railroad line grade
- Abandoned sewer line through middle of Parcel from southern edge to northern edge

## PARCEL B:

- Subject to a road easement for Parcel C for access
- Domestic water for Parcel can be obtained by applying to Noxon Water District
- Lead Based Paint Risk Assessment with no required mitigation

- Friable asbestos mitigation removal completed
- Radon monitoring was done with no mitigation required
- Existing building plans available for purchaser
- Existing buried sewer line pipe on property mid-way between residence and County Road
- Existing sewer line to be abandoned prior to occupancy and new system installed to County & State sanitation requirements

#### **PARCEL C:**

- Together with a road easement for access across Parcel B
- Domestic water for Parcel can be obtained by applying to Noxon Water District
- Lead Based Paint Risk Assessment with no required mitigation
- Friable asbestos mitigation removal completed
- Radon monitoring was done with no mitigation required
- Existing building plans available for purchaser
- Existing buried sewer line pipe on property mid-way between residence and County Road
- Existing sewer line to be abandoned prior to occupancy and new system installed to County & State sanitation requirements

#### **PARCEL D:**

- Domestic water for Parcel can be obtained by applying to Noxon Water District
- Existing building plans available for purchaser for both buildings
- Existing septic system is useable under existing use conditions {resident use, and not exceeding current capabilities of system}. If type of use changes, new residence and/or conversion of Barracks into multifamily dwelling or system capacity is exceeded, then system must be brought into compliance with State and County Sanitary sanitation requirements. Septic tank is 3500-gallons, Lift station has 400-gallon capacity, Pressure main is 2 inch plastic pipe, and Drainfield has approximately 1600 feet of 4 inch perforated soil pipe laterals. Replacement field located to south of existing drainfield
- Together with a road easement to septic drainfield across Parcel E
- Five adjacent Noxon Government Townsite lots included
- Old foundations of various building remain on site
- Lead Based paint assessment meet current State Standards
- Friable asbestos mitigation removal completed
- Radon mitigation to Forest Service guidelines measures completed and are within Environmental Protection Agency guidelines
- State Dept. of Environmental Quality clean up approval in 1992 and 1995 from the underground storage gasoline tank leak and above ground storage fuel oil line leak

**PARCEL E:**

- Noxon Cemetery is NOT a part of this Parcel
- Abandoned spring/well house, approximately 6x4 feet, on east side of Parcel, north of Cemetery
- Remnant pieces of old foundations and building exist
- Subject to road easement for Parcel D to access drainfield in SW corner of Parcel D
- Domestic water to come from private well at purchasers expense
- Existing access from Pilgrim Creek Road is guaranteed, but County controls new access road location(s). Authorization for new access(s) to this road must be approved by County
- Access from County Roads Whitetail Lane or Gray Wolf Lane is not controlled
- Undeveloped Parcel

**PARCEL F:**

- Former residence building site, structure removed in 2003
- Building foundation buried on site of former residence
- Septic tank and Lift pump remaining on site, buried sewer pressure main on the NE portion of Parcel.
- Buried abandoned water line on the west side of property
- Domestic water for Parcel can be obtained by applying to Noxon Water District
- Existing access from Pilgrim Creek Road is guaranteed, but County controls new access road location(s). Authorization for new access(s) to this road must be approved by County
- State Dept. of Environmental Quality clean up approval in 1995 from fuel line oil leaks

**PARCEL G:**

- Undeveloped Parcel
- Access from Pilgrim Creek Road is guaranteed, but County controls new access road location(s). Authorization for new access(s) to this road must be approved by County
- Domestic water to come from private well at purchasers expense
- Access from County Road Whitetail Lane is not controlled